

Town of Arlington
Zoning Board of Appeals
51 Grove Street
Arlington, Massachusetts 02476
781-316-3396
www.arlingtonma.gov

LEGAL NOTICE

RESCHEDULE OF POSTPONED HEARING

Notice is herewith given in accordance with the provisions of Section 3.2.3A of the Zoning Bylaws that there has been filed by Jean Teebagy of Arlington, Massachusetts on February 22, 2020 a petition seeking permission to alter her property located at **84 Oxford Street - Block Plan 027.0-0002-0007.0** Said petition would require a Special Permit under Section 8.1.3 (C) (Nonconforming Single-Family or Two-Family Dwellings) of the Zoning Bylaw for the Town of Arlington.

Hearing in regard to the said petition will be remotely conducted via "Zoom" **Tuesday evening May 12, 2020 at 7:30 P.M or as soon thereafter as the petitioner may be heard. Please visit the Town of Arlington website for hearing information.**

DOCKET NO 3620

Zoning Board of Appeals
Christian Klein, RA, Chair

REQUEST FOR SPECIAL PERMIT

TOWN OF ARLINGTON

In the matter of the Application of Jean Telegany
to the Zoning Board of Appeals for the Town of Arlington:
Application for a Special Permit is herewith made, in accordance
with Section 3.2 of the Zoning Bylaw for the Town of Arlington,
seeking relief from the following specific provisions of the Zoning
Bylaw, and as described fully in the attached form, Special Permit
Criteria:

The Petitioner seeks a Special Permit in
accordance with Section 3.2 (3) of the
Town of Arlington Zoning Bylaw

The Petitioner/Applicant states he/she/they is/are the owner -
occupant of the land in Arlington located at 84 Oxford Street
with respect to such relief is sought; that no unfavorable action
has been taken by the Zoning Board of Appeals or its predecessors
upon a similar petition regarding this property within the two (2)
years next immediately prior to the filing hereof. The applicant
expressly agrees to full compliance with any and all conditions and
qualifications imposed upon this permission, whether by the Zoning
Bylaw or by the Zoning Board of Appeals, should the same be
granted. The Applicant represents that the grounds for the relief
sought are as follows:

The Petitioner Proposes Major Alteration will increase
the Non-Conformity of the Property with Respect
to Open Space. By Definition, This Property
Does Not Have Any Open Space Existing.

One

E-Mail _____ Signed _____ Date: _____
Telephone _____ Address _____

Special Permit Criteria- The following standards must be addressed and met for the grant of a Special Permit:

1). Indicate where the use requested is listed in the Table of Use Regulations as a Special Permit in the district for which the application is made or is so designated elsewhere in the Arlington Zoning Bylaw.

Section R-1.3 (c) Nonconforming Single-Family or
Two-Family Dwelling

2). Describe how the requested use is essential or desirable to the public convenience or welfare.

The Addition will allow for additional living space
to assist an elderly parent.

3). Describe how the requested use will not create undue traffic congestion, or unduly impair pedestrian safety.

The use of the property will not change.
The property will be used as a two family
dwelling and poses no threat to pedestrian safety.

4). Describe how the requested use will not overload any public water, drainage or sewer system, or any other municipal system to such an extent that the requested use or any developed use in the immediate area or any other area of the Town will be unduly subjected to hazards affecting health, safety or the general welfare.

Again, there will be no change in use.

5). Describe how any special regulations for the use, set forth in Article 11, are fulfilled.

All regulations for the use in Article 11 have
been followed.

6). Describe how the requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health, morals, or welfare.

The improvement to the property will fit
nicely with the existing properties and will not
impair the integrity or character of the district
nor be detrimental to the health, morals or welfare.

7). Describe how the requested use will not, by its addition to a neighborhood, cause an excess of that particular use that could be detrimental to the character of said neighborhood.

The Property will house A Two Family
AND THE PROPOSED ADJACENT WILL BE COMPATIBLE
AND IN Harmony WITH THE OTHER Structures

TOWN OF ARLINGTON
Dimensional and Parking Information
For application to The Zoning Board of Appeals

1. Property Location: 84 Oxford Street Zoning District: R-2
2. Present Use/Occupancy: Residential No. of dwelling units (if residential) 2
3. Existing Gross Floor Area (see definition of Gross Floor Area (GFA) in Article 2 of the Town of Arlington Zoning Bylaw and provide supporting documentation (worksheet) showing dimensions of GFA by floor): 3968 ft²
4. Proposed Use/Occupancy: Residential No. of dwelling units (if residential) 2
5. Proposed Gross Floor Area (see definition of Gross Floor Area in Article 2 of the Town of Arlington Zoning Bylaw and provide supporting documentation (worksheet) showing dimensions of GFA by floor): 4436 ft²

	Present Conditions	Proposed Conditions	Min. or max Required by Zoning
6. Lot size (sq. ft.)	<u>4950</u>	<u>4950</u>	min. <u>6000 ft²</u>
7. Frontage (ft.)	<u>55'</u>	<u>55'</u>	min. <u>60'</u>
8. Floor area ratio	<u>NA</u>	<u>NA</u>	max. <u>NA</u>
9. Lot Coverage (%)	<u>35.11</u>	<u>35.11</u>	max. <u>35%</u>
10. Lot Area per Dwelling Unit (sq. ft.)	<u>NA</u>	<u>NA</u>	min. <u>NA</u>
11. Front Yard Depth (ft.)	<u>10'</u>	<u>10'</u>	min. <u>20'</u>
12. Left Side Yard Depth (ft.)	<u>20'</u>	<u>20'</u>	min. <u>10'</u>
13. Right Side Yard Depth (ft.)	<u>6.1'</u>	<u>6.1'</u>	min. <u>10'</u>
14. Rear Side Yard Depth (ft.)	<u>26'</u>	<u>26'</u>	min. <u>20'</u>
15. Height (stories)	<u>2.5</u>	<u>2.5</u>	max. <u>2.5</u>
16. Height (ft.)	<u>32.1'</u>	<u>32.1'</u>	max. <u>35'</u>
17. Landscaped Open Space (% of GFA) Sq. ft. <u>1060</u>	<u>26.71'</u>	<u>23.89</u>	min. <u>10%</u>
18. Usable Open Space (% of GFA) Sq. ft. <u>0</u>	<u>0</u>	<u>0</u>	min. <u>30%</u>
19. Parking Spaces (number)	<u>4</u>	<u>4</u>	min. <u>4</u>
20. Parking area setbacks	<u>0'</u>	<u>0'</u>	min. <u>0'</u>
21. Loading Spaces (if applicable)	<u>NA</u>	<u>NA</u>	min. <u>NA</u>
22. Type of construction	<u>5</u>	<u>5</u>	<u>5</u>

OPEN SPACE/GROSS FLOOR AREA

Refer to Zoning Bylaw Article 2, Definitions and Article 6, Dimensional Regulations

Address 84 Oxford Street Zoning District R-2

OPEN SPACE

	EXISTING	PROPOSED
Total lot area	<u>4950</u>	<u>4950</u>
Open Space (Usable)*	<u>0</u>	<u>0</u>
Open Space (Landscaped)	<u>26.71%</u>	<u>23.89%</u>

*Usable Open Space must be at least 75% open to the sky, free of automotive, traffic and parking, and readily accessible. Open space shall be deemed usable only if: 1) at least 75% of the area has a grade of less than 8% and no horizontal dimension less than 25 feet.

GROSS FLOOR AREA (GFA)

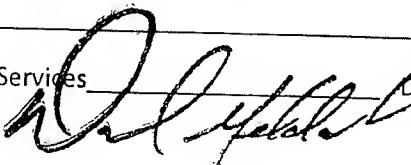
Accessory building	<u>0</u>	<u>0</u>
Basement or cellar (>5' excluding mechanical area)	<u>1000</u>	<u>1000</u>
1 st Floor	<u>1378</u>	<u>1378</u>
2 nd Floor	<u>1378</u>	<u>1378</u>
3 rd Floor	<u> </u>	<u> </u>
4 th Floor	<u> </u>	<u> </u>
5 th Floor	<u> </u>	<u> </u>
Attic (>7' <u>0</u> " in height, excluding elevator, mechanical)	<u>212</u>	<u>680</u>
Parking garages (except as used for accessory Parking garages or off street loading purposes)	<u> </u>	<u> </u>
All weather habitable porches and balconies	<u>INCLUDED IN 1ST AND 2ND FLOOR</u>	
Total Gross Floor Area (GFA)	<u>3968</u>	<u>4436</u>

REQUIRED MINIMUM OPEN SPACE AREA

Proposed Usable Open Space Percent of GFA	<u>0</u>
Proposed Landscaped Open Space Percent of GFA	<u>23.89%</u>

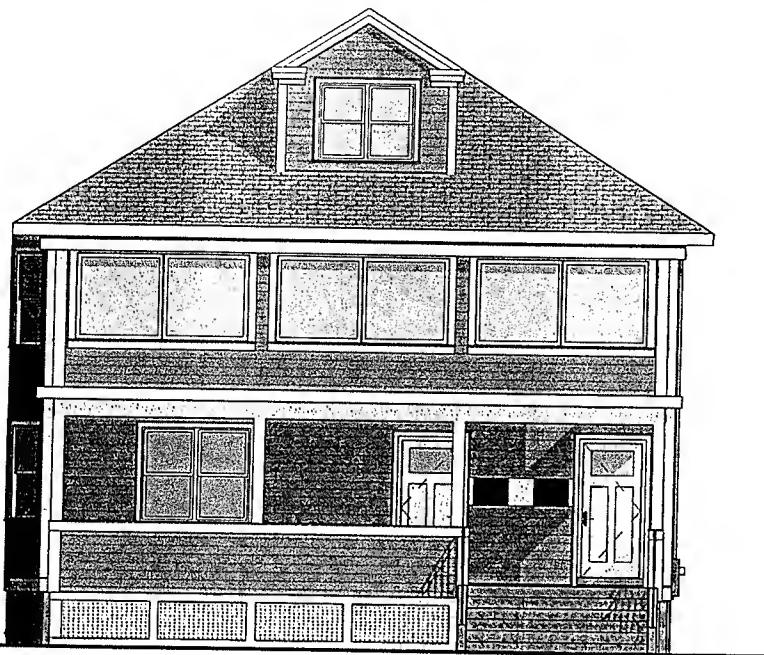
This worksheet applies to plans dated 3-5-20 designed by David Smith

Reviewed by Inspectional Services


Date: 4-20-20

E-Mail aurelictee@gmail.com Signed Jean Telegdy Date: _____

Telephone 978-501-6032 Address 84 Oxford St



① Front Elevation - Existing
1" = 10'-0"



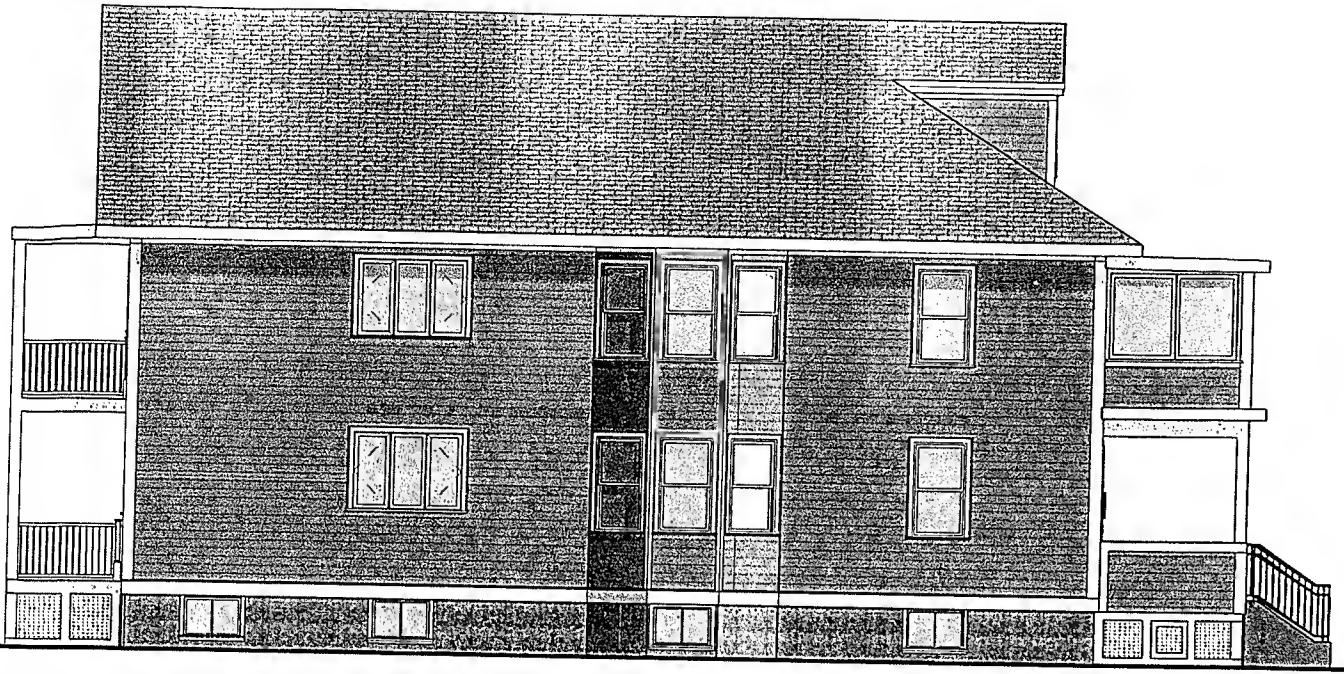
② Front Elevation - Proposed
1" = 10'-0"

84 OXFORD
STREET
RESIDENCES

FRONT ELEVATION

Project number	20-0301	SD.01
Date	3/1/20	
Drawn by	TCO	
Checked by	-	

Scale 1" = 10'-0"



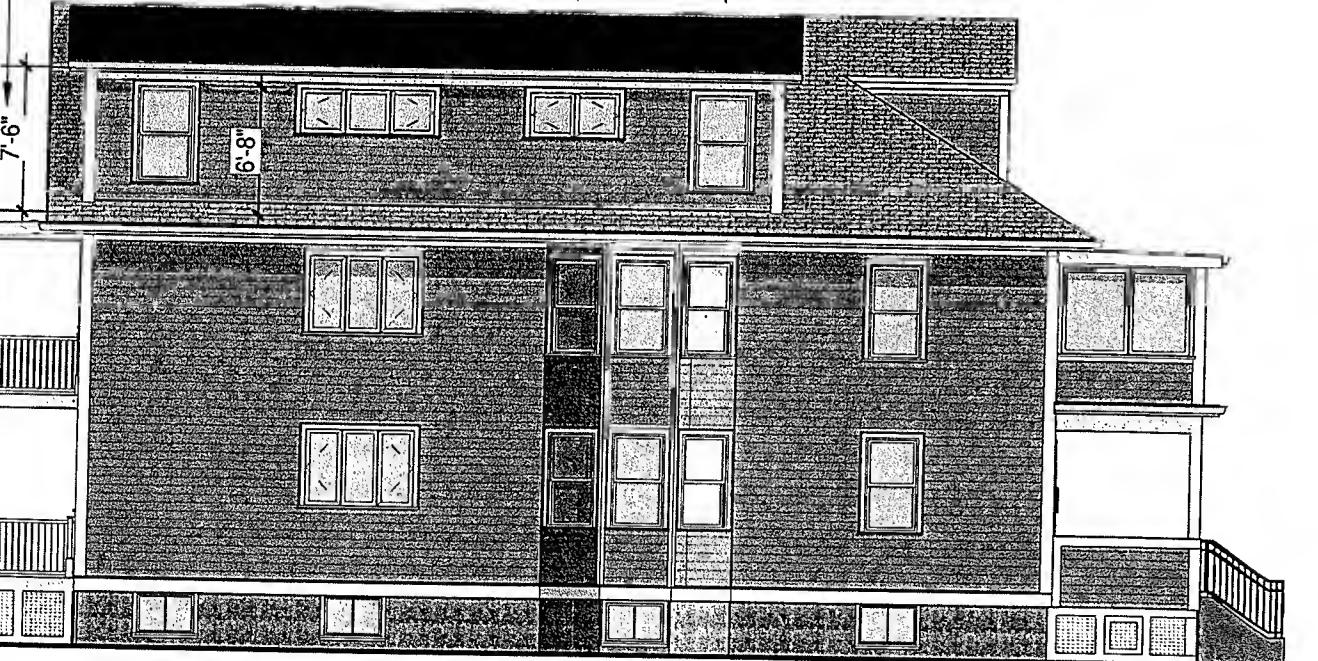
① Left Elevation - Existing

1" = 10'-0"

DORMER WIDTH
36'-3 1/2"

4'-2" 10'-5 1/2" 10'-9 1/2" 7'-8 1/2"

APPROX. PLATE HEIGHT



② Left Elevation - Proposed

1" = 10'-0"

84 OXFORD
STREET
RESIDENCES

LEFT ELEVATION

Project number 20-0301

Date 3/1/20

Drawn by TCO

Checked by - Scale 1" = 10'-0"

SD.02



① Rear Elevation - Existing
1" = 10'-0"



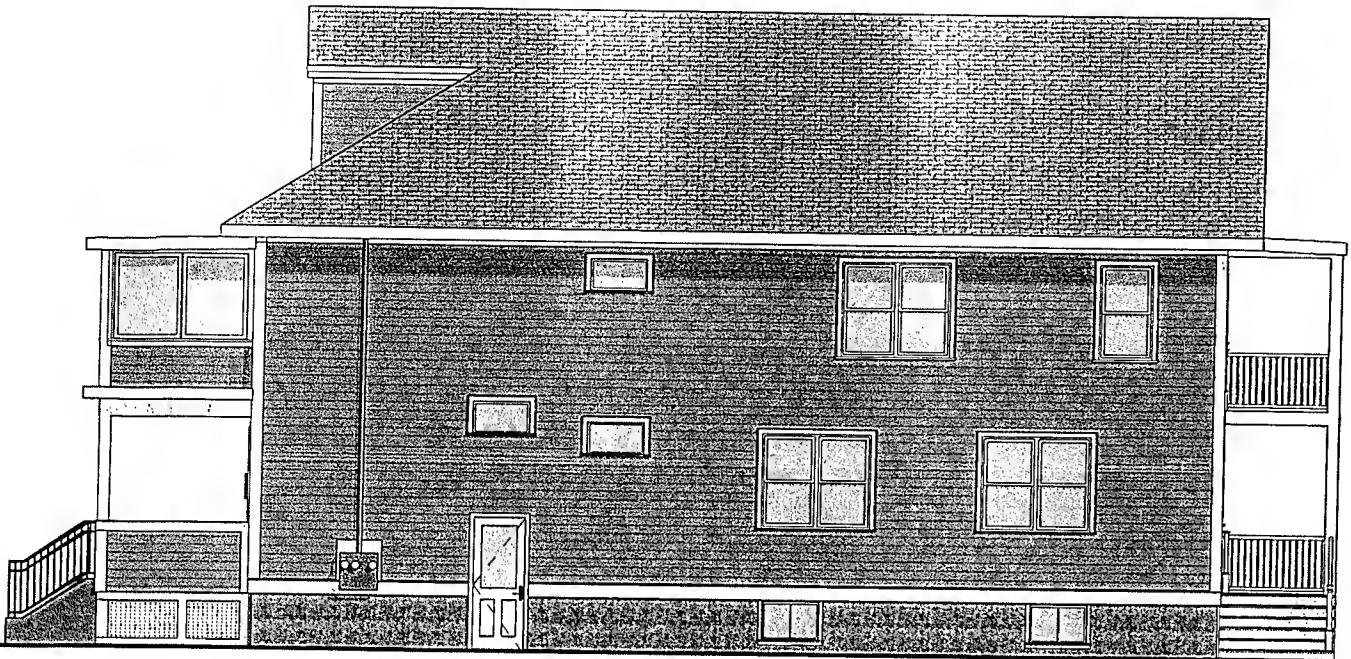
② Rear Elevation - Proposed
1" = 10'-0"

84 OXFORD
STREET
RESIDENCES

REAR ELEVATION

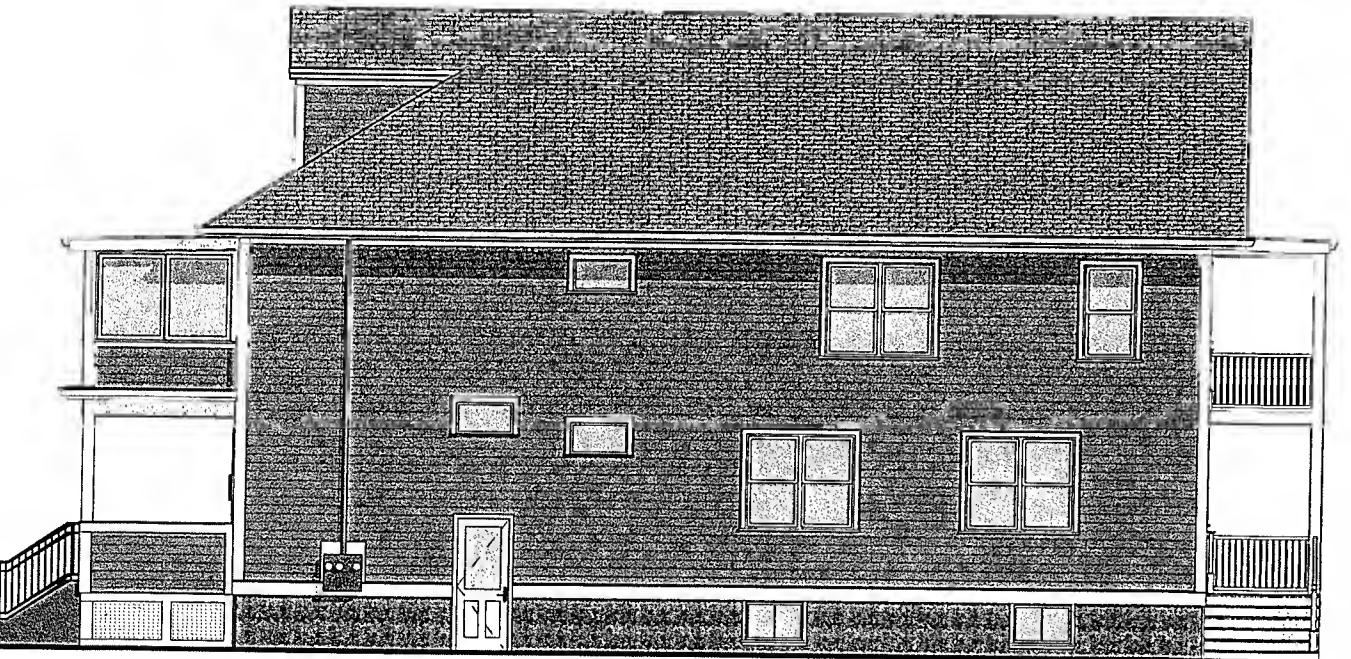
Project number	20-0301
Date	3/1/20
Drawn by	TCO
Checked by	- Scale 1" = 10'-0"

SD.03



1 Right Elevation - Existing

1" = 10'-0"



2 Right Elevation - Proposed

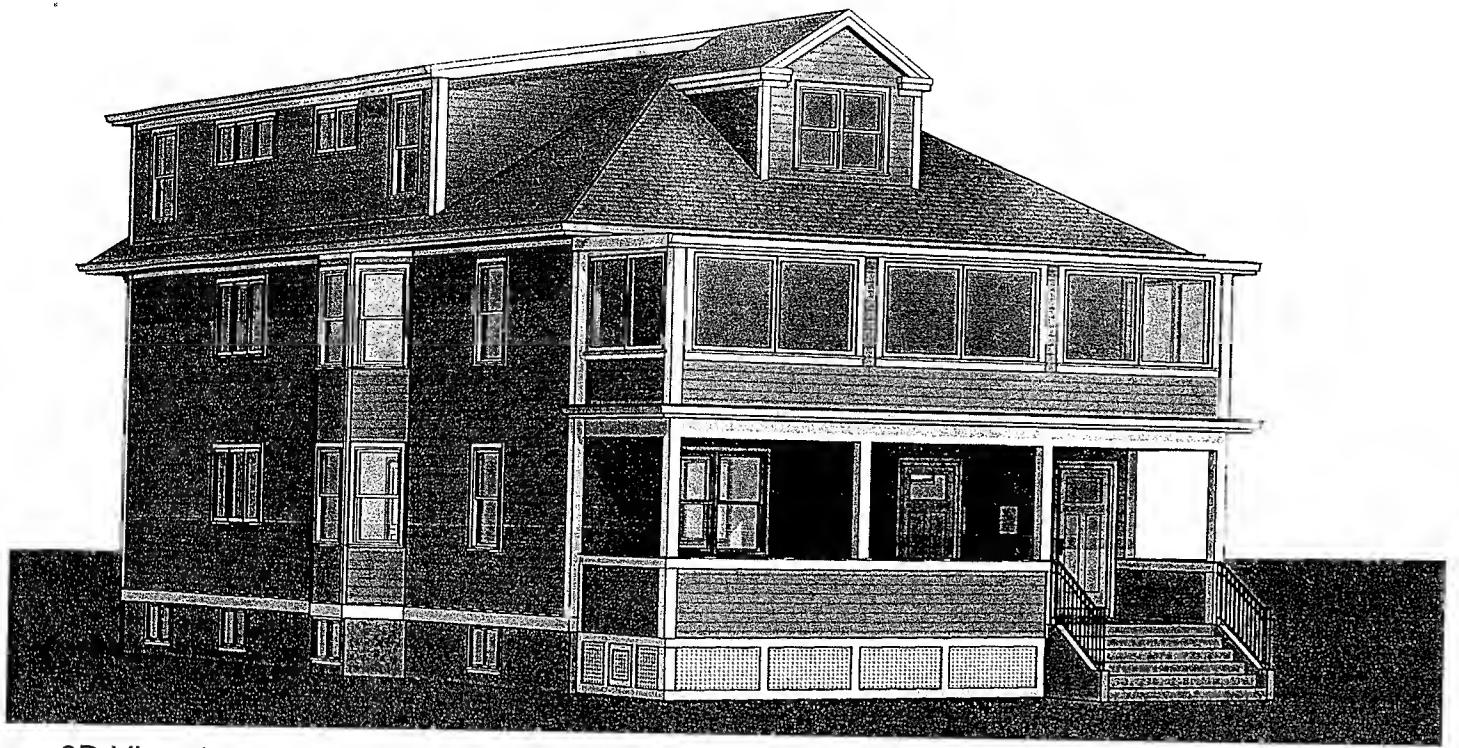
1" = 10'-0"

84 OXFORD
STREET
RESIDENCES

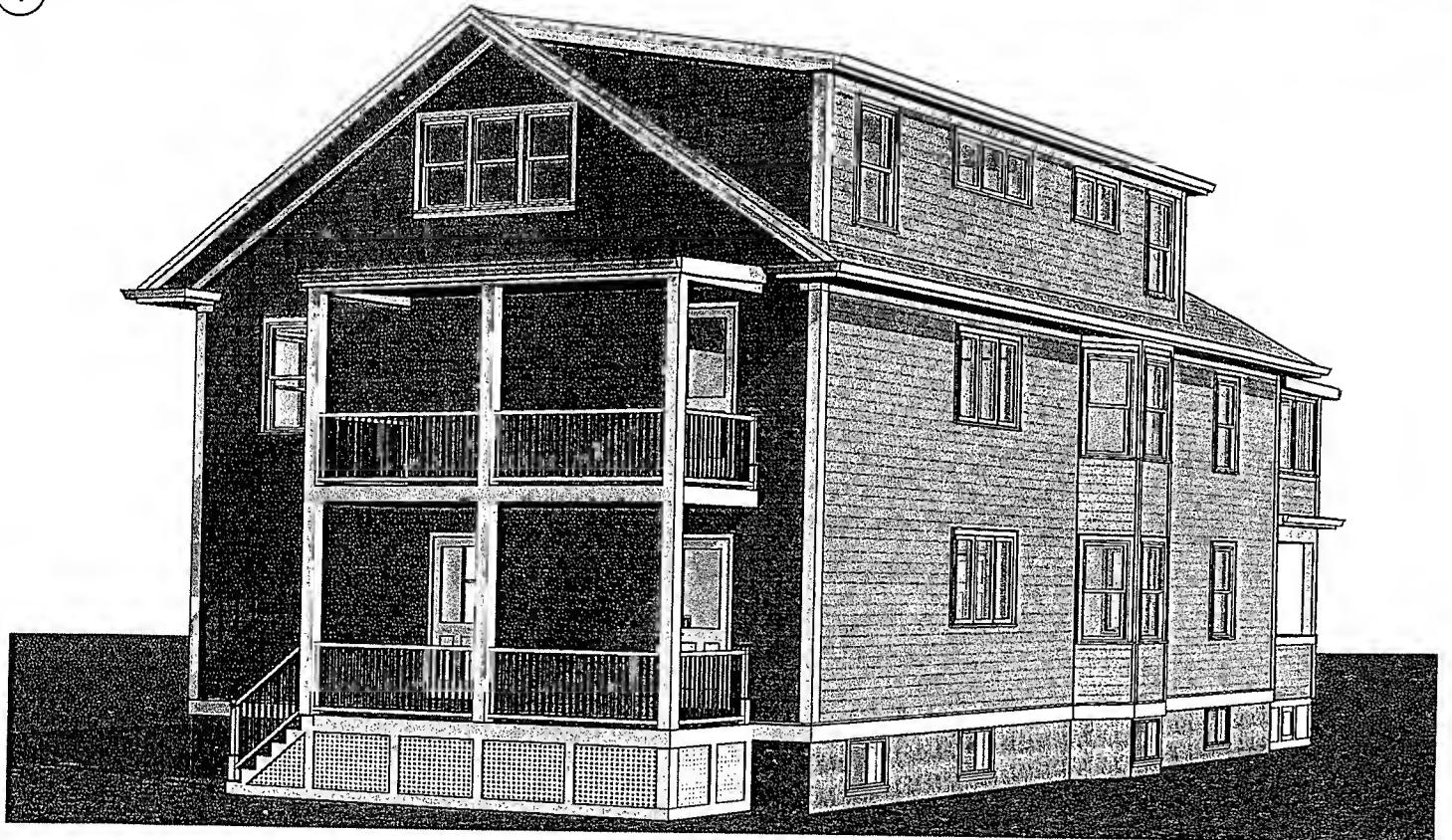
RIGHT ELEVATION

Project number	20-0301	SD.04
Date	3/1/20	
Drawn by	TCO	
Checked by	-	

Scale 1" = 10'-0"



1 3D View 1



2 3D View 2

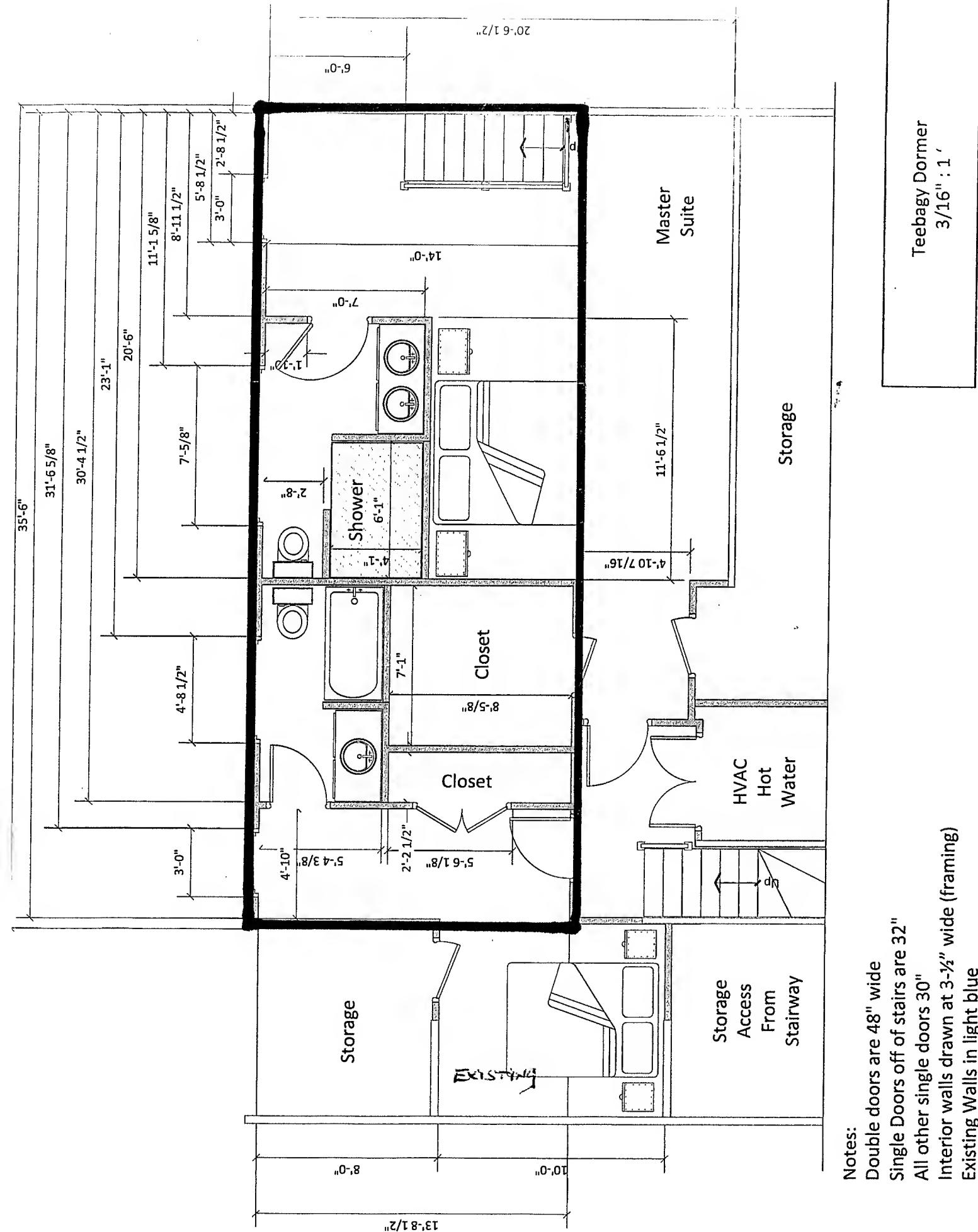
84 OXFORD
STREET
RESIDENCES

3D VIEWS

Project number	20-0301
Date	3/1/20
Drawn by	TCO
Checked by	-

SD.05

Scale



Notes:

- Double doors are 48" wide
- Single Doors off of stairs are 32"
- All other single doors 30"
- Interior walls drawn at 3-1/2" wide (framing)
- Existing Walls in light blue

Teebagy Dormer
3/16" : 1'

84 Oxford Street

Gross Floor Area (existing)

First Floor	1378	ft ²
Second Floor	1378	ft ²
Attic > 7'0"	212	ft ²
Basement > 5'0"	1000	" <small>Dimin. for Mech.</small>
	3968	ft ²

Gross Floor Area (Proposed)

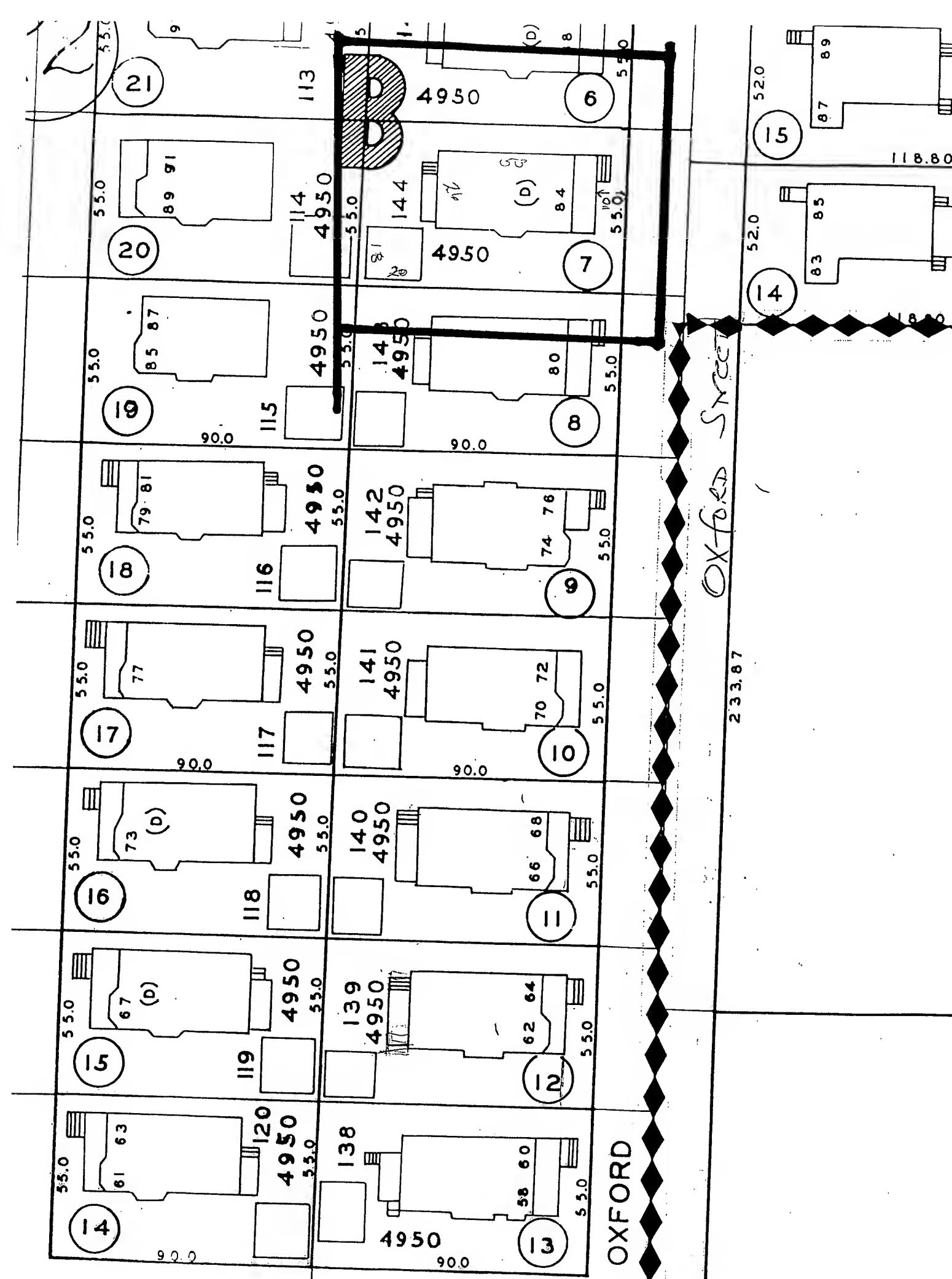
First Floor	1378	ft ²
Second Floor	1378	ft ²
Attic > 7'0"	680	ft ²
Basement > 5'0"	1000	"
	4436	ft ²

Lot Coverage 35.11 %

$$\begin{array}{l} \text{House } 26 \times 53 = 1378 \\ \text{Garage } 18 \times 20 = 360 \\ \hline 1738 \end{array}$$

LOT 4950

$$\begin{array}{l} \text{Landscape Open } 20 \times 35 = 700 \quad 6 \times 60 = 360 = (1060) \end{array}$$

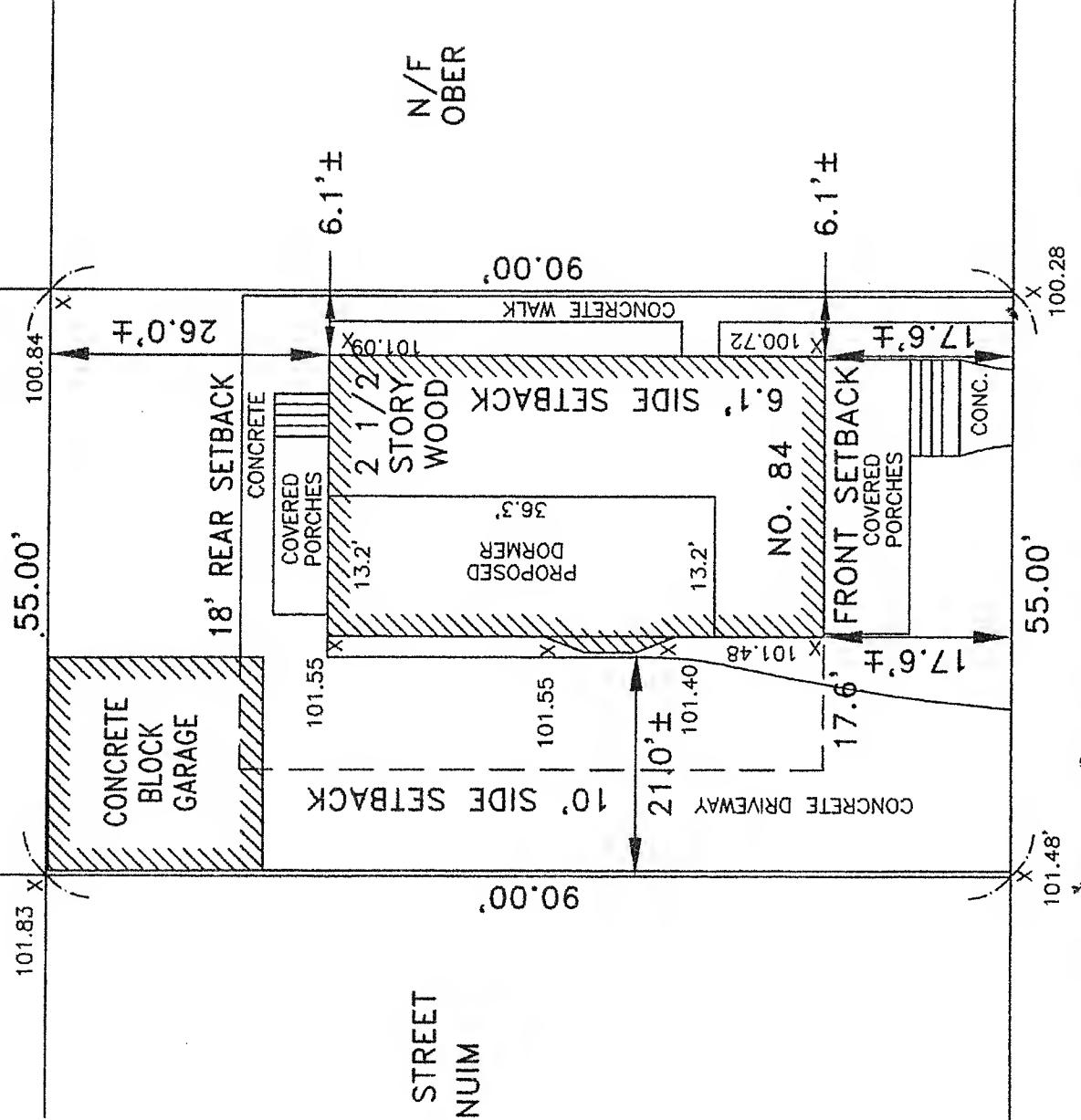


NORTH

N/F
DOMENICI

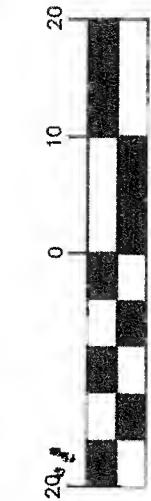
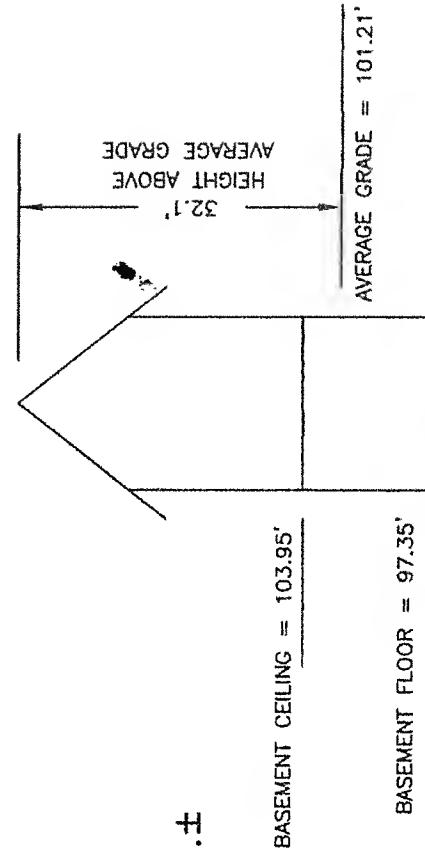
N/F
SHAH

N/F
HOLDEN



OXFORD STREET

LOT AREA = 4,950 S.F.±
EXISTING BUILDING = 1,238 S.F.±
EXISTING GARAGE = 400 S.F.±
EXISTING CONCRETE DRIVE + WALK = 1,690 S.F.±
PROPOSED ADDITION = 479 S.F.±
EXISTING LOT COVERAGE = 25.0%
PROPOSED LOT COVERAGE = 25.0%
EXISTING OPEN SPACE = 40.9%
PROPOSED OPEN SPACE = 40.9%



NOTES

- SEE DEED RECORDED IN MIDDLESEX COUNTY REGISTRY OF DEEDS IN DEED BOOK 47170, PAGE 537.
- SEE PLAN RECORDED IN MIDDLESEX COUNTY REGISTRY OF DEEDS FILE PLAN 458.
- SUBJECT PARCEL IS LOCATED IN ZONE R2.

Douglas L. Johnston
PROFESSIONAL LAND SURVEYOR, S.R.L.
DATE: 3-5-20

COMMONWEALTH OF MASSACHUSETTS
DOUGLASS L. JOHNSTON
NO. 47879
PROFESSIONAL LAND SURVEYOR, S.R.L.

(IN FEET)
1 inch = 20 ft.

CERTIFIED PLOT PLAN
IN
ARLINGTON, MA

SCALE: 1" = 20' MARCH 3, 2020

DLJ GEOMATICS
PROFESSIONAL LAND SURVEYING
276 NORTH STREET
WEYMOUTH, MA 02191
(781) 812-0457

84 OXFORD ST ARLINGTON.dwg